

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Shazia Penne
FROM:	Highways, WSCC
DATE:	30/01/2026
LOCATION:	Land North of Girder Bridge, Gay Street Lane, North Heath, RH20 2HW
SUBJECT:	DC/26/0010 Use of land for the stationing of 6 static caravans for residential purposes (to be occupied by Gypsies and Travellers) and associated landscape works.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	N/A

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

Summary

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) for the proposed use of land for the stationing of six static caravans for residential purposes (to be occupied by Gypsy/Travellers) and associated landscape works.

The site is located off Gay Street Lane, a C-classified road subject to national speed limit in this location. Following a review of the submitted application documents, the LHA raise no highway safety or capacity concerns to the proposals.

Access and Visibility

Access to the maintained highway network is at the existing established vehicle access point on Gay Street Lane. No alterations are proposed to this existing vehicle access arrangement. From inspection of local mapping, the existing access exhibits suitable visibility in both directions for the anticipated road speeds in this location. In addition, the proposals are not anticipated to give rise to a significant material intensification of movements on the maintained highway network.

A private access track links the maintained highway to the application site. This track is maintained as Public Footpath no. PUL-1998. The LPA are therefore advised to consult WSCC Public Rights of Way (PROW) in regards to the use of the PROW for vehicle access, and any resurfacing/repair works that may be proposed to this track.

Parking and Turning

Regarding vehicle parking, the applicant proposes two car parking spaces per pitch for this development. Whilst technically a withdrawn document, the Good Practice Guide on Designing Gypsy and Traveller Sites (2008) recommended a provision of two car parking spaces per pitch. As such, the LHA considers the proposed car parking provision to be sufficient.

Furthermore, there appears to be sufficient space for on-site turning to be achievable, with the provision of a turning circle included as part of the proposed internal access road, allowing vehicles to exit the site in a forward gear.

Sustainability

The site is located in a rural location in North Heath that does not benefit from immediate services within the vicinity, and Gay Street Lane does not have formal footways or street lighting in this location. However, the A29 is located west of the site, with bus stops located approximately 600m away, providing links to larger urban areas. Codmore Hill and Pulborough are within cycle distance of the site, and provision for secure cycle parking provision has been demonstrated in the plans.

Conclusion

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following conditions should be applied:

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Kyran Schneider
West Sussex County Council – Planning Services